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Building Committee Minutes 09-21-2004

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, SEPTEMBER 21, 2004**

PRESENT: John Cole, Chairman Mark Miano
 Thomas Caccavaro William Shea
ABSENT: Kathleen Donovan Charles Stretton
 Robert Juusola Brian Sullivan
 Suzanne Owayda
PARTICIPANTS: John Chicarello – Liaison/Dallin School
 Kevin Nigro, Project Manager – PMA
 Steve Rustica, PMA
 Stefan Chaires, DRA
CALL TO ORDER: 7:30 p.m.

Please note the absence of a quorum.

DALLIN UPDATE – S. CHAIRES

- The building is under demolition and is a little more than 60% complete.
- There was an issue with some asbestos that was discovered behind some (not all) of the tackboards. After certain areas were demolished it was learned that asbestos had possibly been included in the debris piles.
- The site demolition contractor is mobilized and little time was lost during the demolition due to asbestos issues. Some time was lost because the DEP was not notified in a timely by the contractor.
- The architect had the first change order and a professional services supplement for the committee's review and approval. Due to the absence of a quorum, no action will be taken this evening.
- The project schedule has been reviewed by PMA with comments from the architect. It is hoped that they will have the approved schedule within the next several weeks.
- Mr. Steve Rustica of PMA Consultants spoke about their role in monitoring the project. Their primary responsibility is to represent the town and the PTBC so that decisions are made and progress keeps going forward and issues are resolved in a timely manner. PMA is experienced with schedule management and will track construction costs to report to the committee and the town. With Kevin Nigro on site full time, it allows easy access for whoever may need assistance to get an issue quickly resolved. Some of their role is to function as a Clerk of the Works.
- The Chairman indicated to Mr. Nigro that he would like a monthly report on the schedule, budget, and anything that may impede the job. Mr. Nigro requested and will receive a copy of the project budget, the architect's contract, and information about the FF&E contract.
- An additional length of pipe (32 feet) was found to have asbestos. The original pile of debris is considerably larger. An alternative disposable site was found at a savings to the town.
- A small time capsule (1955) was found in the cornerstone. The contractor will seal it up, and they will try to incorporate it somehow into the project.
- The architect will get a copy of the submittal log to Mr. Nigro.
- **Hot Water Heater** – Based on what's at the Bishop and the Hardy, Mr. Shea feels that the size of the water heater should be corrected. Mr. Miano was asked to check the storage tank capacity, the BTU input, and to question the kitchen staff in those buildings to see if there is enough hot water.
- An invoice was received from Nangle related to LSP services. Mr. Shea will review the contract to see if those services were covered in the base contract.

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PEIRCE UPDATE

- There was discussion about the final change order and pay application. Initially, it was agreed to pay the balance less \$1,000. After the architect reviewed the handicapped issues, it was noted that there were some issues related to curb cuts and grading at the play area that the architect felt were construction issues. As a result, the architect is recommending that the town pay \$75,000 and withhold \$10,000. The adjustment was made on pay application no. 18 for \$75,705.55 (\$10,000 reduction for handicapped related issues and \$1,000 to keep it open for a total of \$11,000 withheld).
- Park Redesign - Community Development Block Grant has been billed \$125,000 for the Peirce Park. The park cost \$149,000. There was a credit of \$17,000. Mr. Shea would like the extra \$17,000 to be billed to the grant.
- Boiler Testing - The architect has been in touch with CAM HVAC. They will have a measurement this week so that it is hoped there will be a flow that is adequate. Once the cold weather comes, they will schedule an effective start up for the boiler.
- Handicapped Issues - The architect is seeking clarification on Mr. Bruneau's (Mass. Office on Disability) letter with regard to the issues in dispute and will respond accordingly with an update of those issues by September 30th.

BRACKETT

- Mr. Pao Chi of DRA has not responded in the matter of the recommendations made by Acentech regarding the noise issue. Mr. Chaires will ask him to follow up.
- Due to the absence of a quorum this evening, Mr. Chaires will present a Professional Services Supplement for Diversified at the next PTBC meeting.

HARDY – NOISE ISSUE

- To date, there has been no settlement as a result of arbitration in the matter of the Hardy noise remediation issue.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m. The committee will meet at its next meeting on October 5th.

Respectfully submitted,

Marie Carroll